



Modern Semi-Detached House

3 Bedrooms (1 En-Suite)

Beautifully Presented Throughout

Occupies A Quiet Cul-De-Sac

Suit Couples, First Time Buyers & Families

Wide Frontage With Parking For Several Cars

28 Blakes Meadow
Wem SY4 5XN

Offers in the Region Of £245,000



There is a saying on the lines of 'Cleanliness is next to Godliness.'

If true, then the owners of this property must surely be saints.....

The house is immaculately presented and you will be asked to remove your shoes before stepping inside, which is no bad thing, as one day the carpets may well be yours!

This is undoubtedly a spacious property, the lovely entrance hall immediately creating a great first impression, especially with its animal print wallpaper and this theme continuing into the downstairs cloakroom/WC.

The kitchen/diner has a wealth of fitted appliances, whilst light floods into the lounge from the french doors and this room also has a timber panelled feature wall. Upstairs, the master bedroom even has an en-suite shower room, whilst outside the orientation of the garden means that it enjoys a sunny aspect and it is enclosed for the safety of children and pets.

This lovely property is likely to appeal to a variety of people including couples, young families and first time buyers. Also, with its 'B' rated energy performance certificate (EPC), this well insulated home will appeal to the economy conscious homeowner, especially during the winter months.

It is well placed within a short distance of the town and all that Wem has to offer, including a range of shops, supermarket, schools, churches, and recreational facilities.

Other towns within commuter distances include Shrewsbury, Telford, Ellesmere, and Whitchurch.

Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



GROUND FLOOR

Storm Porch

Spacious Entrance Hall 15' 0" x 6' 8" (4.57m x 2.03m) *narrowing to 3' 8" (1.12m)*

Wood effect ceramic tiled floor, staircase to first floor with built-in storage cupboard below, radiator and recessed ceiling spotlights.

Cloakroom 6' 0" x 3' 4" (1.83m x 1.02m)

Pedestal wash hand basin and close coupled WC. Wood effect ceramic tiled floor, dado rail, radiator and recessed ceiling spotlights.

Lounge 15' 4" x 12' 0" (4.67m x 3.65m)

One panelled feature wall, laminate flooring, radiator and french double doors leading to rear garden.

Kitchen/Diner 11' 4" x 10' 0" max (3.45m x 3.05m max) *narrowing to 8' 4" (2.54m)*

Stainless steel sink and drainer inset in worktop with cupboards and integral washing machine and dishwasher below, 4 ring electric induction hob with electric oven and grill below with illuminated extractor hood above, integral upright fridge and freezer, part tiled walls, wood effect ceramic tiled floor, radiator and recessed ceiling spotlights.

FIRST FLOOR

Landing 5' 10" x 4' 9" (1.78m x 1.45m)

Loft access hatch, radiator and recessed ceiling spotlights.

Bedroom 1 11' 2" x 9' 8" (3.40m x 2.94m)

Radiator and recess for wardrobes.

En-Suite Shower Room 5' 8" x 5' 7" (1.73m x 1.70m)

Shower cubicle with electric shower unit, pedestal wash hand basin and close coupled WC. Recessed ceiling spotlights and heated towel rail.

Bedroom 2 10' 9" x 8' 7" (3.27m x 2.61m)

Radiator.

Bedroom 3 12' 2" max x 6' 6" (3.71m max x 1.98m)

Radiator.

Bathroom 6' 7" x 5' 6" (2.01m x 1.68m)

Panelled bath, pedestal wash hand basin and close coupled WC. Recessed ceiling spotlights, extractor fan, part tiled walls and radiator.

OUTSIDE

Tarmac driveway having parking for several cars.

Two lawned areas to the front of the house.

Enclosed rear garden, enjoying a sunny aspect, laid to lawn and having a paved patio plus a raised timber deck with large timber garden shed.

Services

Mains water, gas, electricity and drainage.

Central Heating

Gas fired boiler supplying radiators and hot water.

Tenure

Freehold.

Service Charge

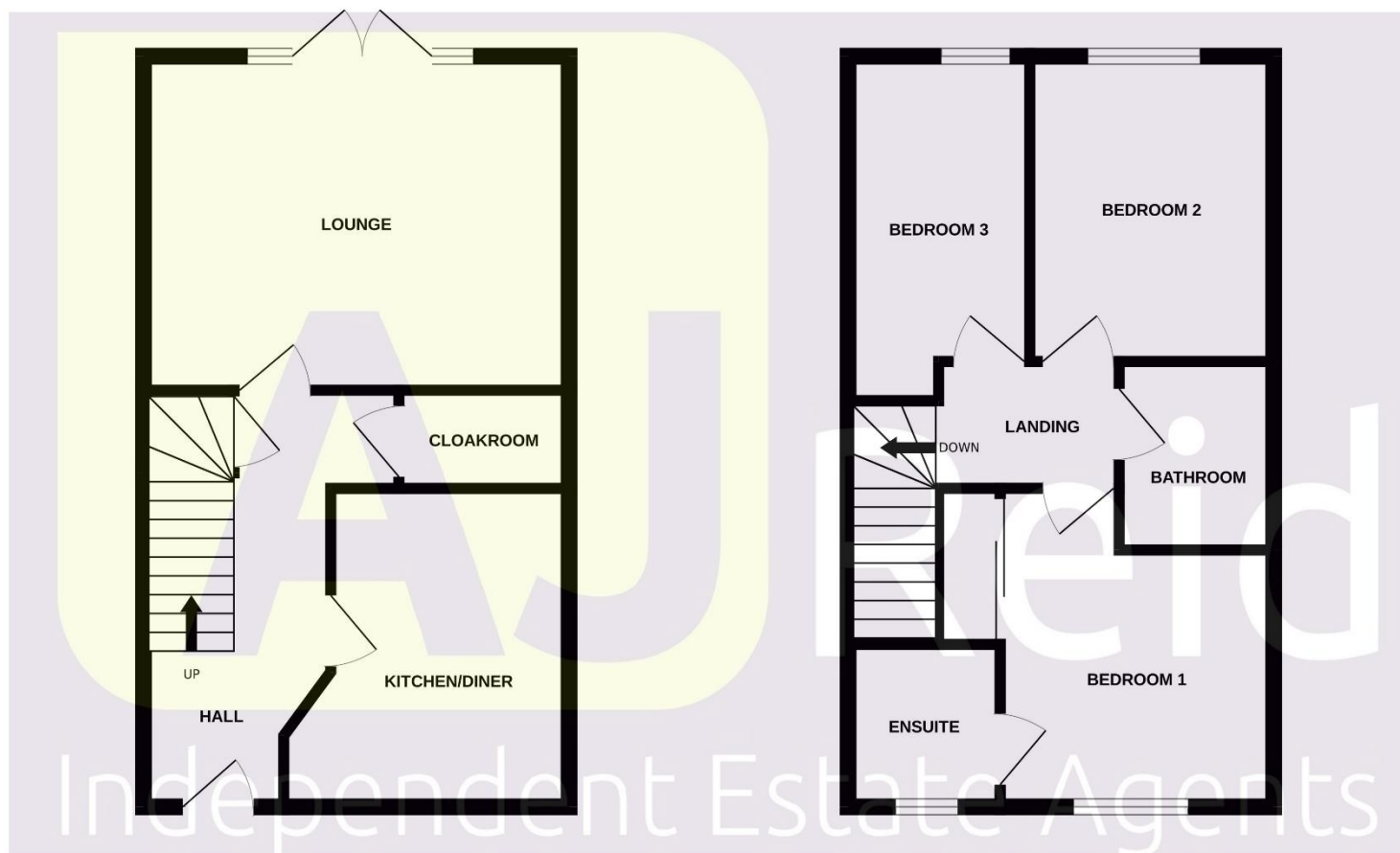
There is an annual service charge of £202.40 (for 2024/25) for maintenance of common areas.

Council Tax

Shropshire Council - Tax Band B.

Agents Note

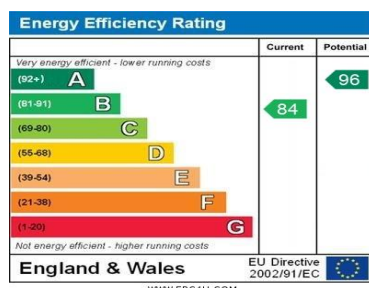
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions: Heading into Wem from the direction of Whitchurch, proceed along B5476 Whitchurch Road and upon entering the 30mph area (just after the signpost for Wem) turn first left into Oakley Meadow. Take the first turning on the right into Blakes Meadow and then take turn right again into the cul-de-sac.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



Referral Arrangements: We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.